

**Chapter 18.110*****Parcel Map Waivers*****18.110.010 Applicability**

Except where required by the Subdivision Map Act, a Final Parcel Map may be waived subject to the approval of the Zoning Administrator, City Surveyor and City Engineer.

The subdivider, upon obtaining approval of a Tentative Parcel Map may request the waiving of a Final Parcel Map. The request shall be in writing in a form acceptable to the City of Riverside. The request shall be forwarded to the Zoning Administrator, City Surveyor and City Engineer for review.

**18.110.020 Approving and Appeal Authority**

The Approving and Appeal Authority for parcel map waivers shall be as defined in 18.050.010 Approving and Appeal Authority and as further designated in 18.140.040 Approving and Appeal Authority Table.

**18.110.030 Finalization of Parcel Map Waiver**

- A. A parcel map waiver shall not become operative unless and until a Certificate of Compliance for Parcel Map Waiver signed by the Zoning Administrator is recorded in the Office of the County Recorder prior to the expiration of the approval.
- B. The City Surveyor shall, upon receipt of the required documents, review them for completeness and compliance with the approved tentative. If the City Surveyor determines that any documents need to be revised, the City Surveyor shall notify the person submitting such document. Any necessary changes, modifications or corrections shall be promptly made and re-submitted to the City Surveyor.
- C. Upon receipt of all necessary documents as reviewed and approved by the City's Surveyor the City Surveyor shall prepare the appropriate Certificate of Compliance and submit it to the applicant's title officer for completion of the required statements and certificates.
  1. The title officer will return the certificate of compliance to the City surveyor who shall verify completeness of the certificates and transmit the document to the Zoning Administrator who shall sign the Certificate of Compliance for Parcel Map Waiver.
  2. The Certificate of Compliance for Parcel Map Waiver shall be returned to the City Surveyor who shall transmit the documents to the applicant's title officer for recordation in the Office of the County Recorder for Riverside County, California together with any other required documents.

**18.110.040 Appeals**

If the subdivider, a City officer acting in an official capacity, or any other interested person adversely affected by the action taken by the Approving Authority with respect to the approval or disapproval of a parcel map waiver or the conditions of approval imposed, is aggrieved by the action they can appeal the action in accordance with Chapter 18.170 Appeals.

**18.110.050 Expiration of Parcel Map Waiver**

A parcel map waiver which has not been recorded shall expire within one (1) year of the date of approval or conditional approval of a parcel map waiver, except for any time extension granted by the Approving Authority, and shall terminate all proceedings. Before a parcel map waiver may thereafter be recorded, a new parcel map waiver shall be processed in accordance with the provisions of this Chapter.

**18.110.060 Time Extension**

Extensions of time may be granted in accordance with 18.180.030 Permit Time Limits of this Title.